

360 GREENWICH AVENUE • GREENWICH

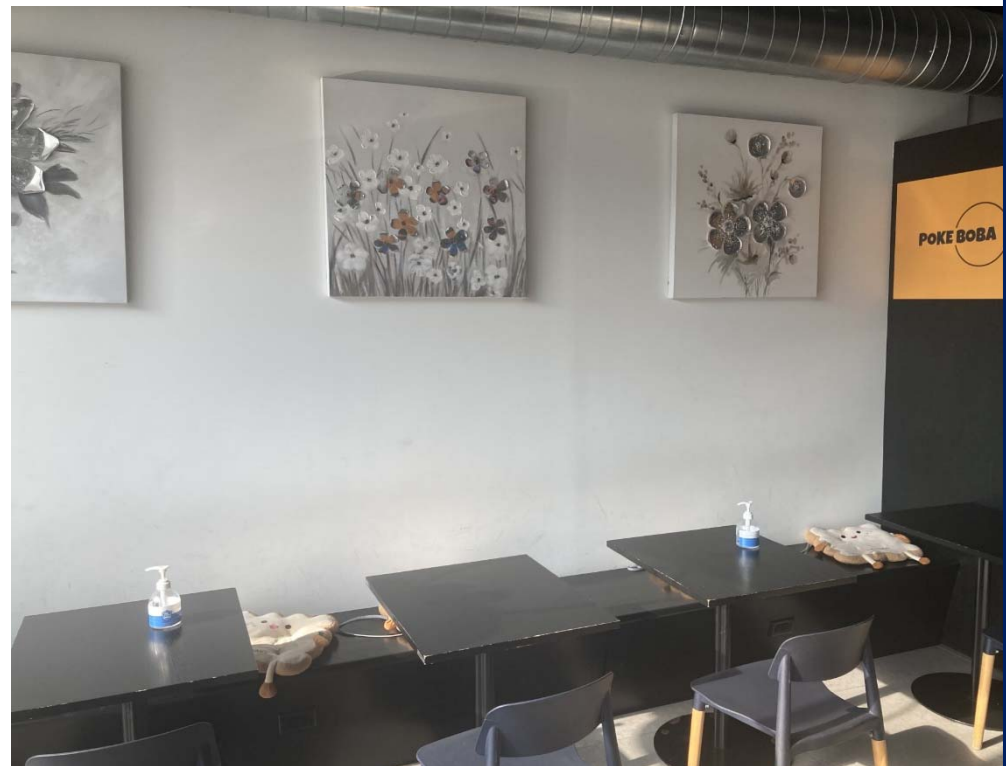


Profitable Restaurant Available For Sale

- Prime location on Greenwich Avenue adjacent to the Apple Store and numerous restaurants
- Proven track record of profitability with annual sales in excess of \$1 million.
- Easy to prepare menu including Poke Bowls, Ramen Noodles, Boba Tea & Specialty Drinks.
- Space is easily adaptable to other concepts.
- Contact Broker for additional Information

CONTACT EXCLUSIVE BROKER
Bill Mason (203) 869-3300
Bill@GreenwichCommercial.com

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DEMOGRAPHICS

1-MILE

10,107	Residents
4,866	Households
\$232,722	Avg. HH Income
\$110,681	Median HH Income
2,349	Total Businesses
20,723	Total Employees
24,206	Daytime Population

3-MILE

75,439	Residents
28,039	Households
\$191,315	Avg. HH Income
\$127,689	Median HH Income
5,537	Total Businesses
43,620	Total Employees
64,435	Daytime Population

5-MILE

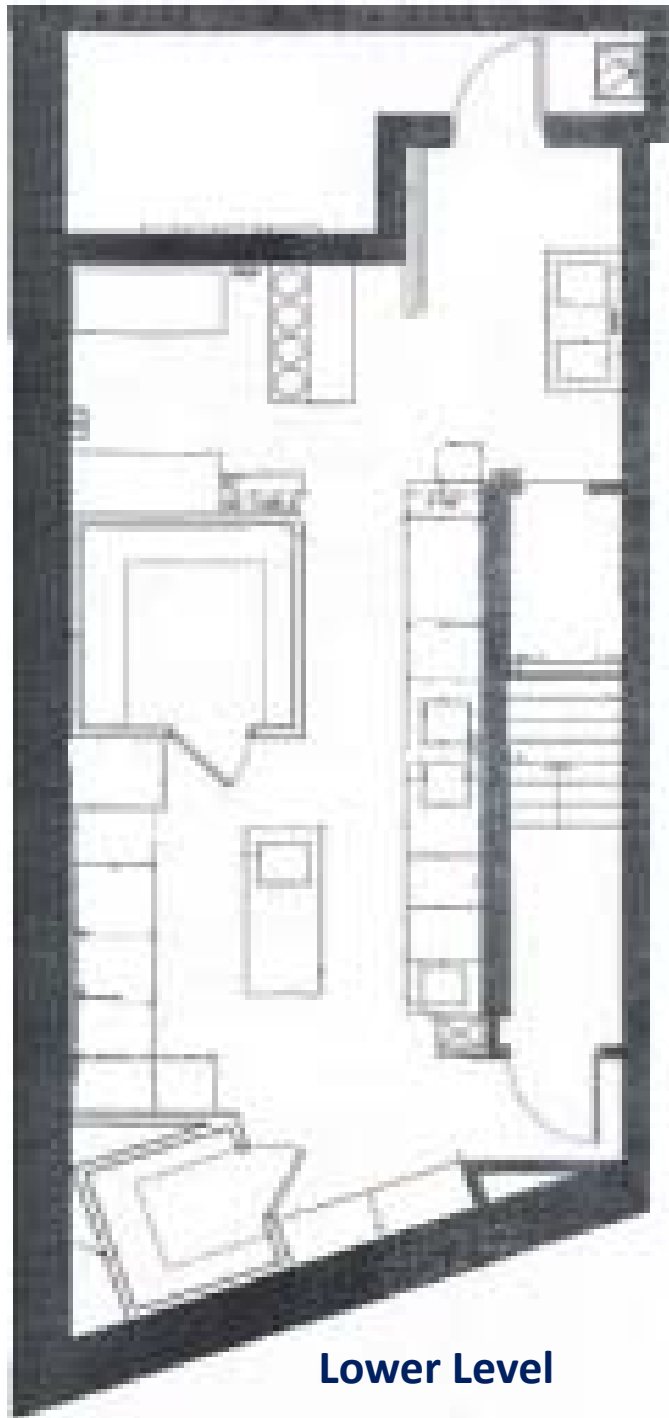
157,195	Residents
57,037	Households
\$200,277	Average HH Income
\$120,701	Median HH Income
13,285	Total Businesses
137,255	Total Employees
183,232	Daytime Population



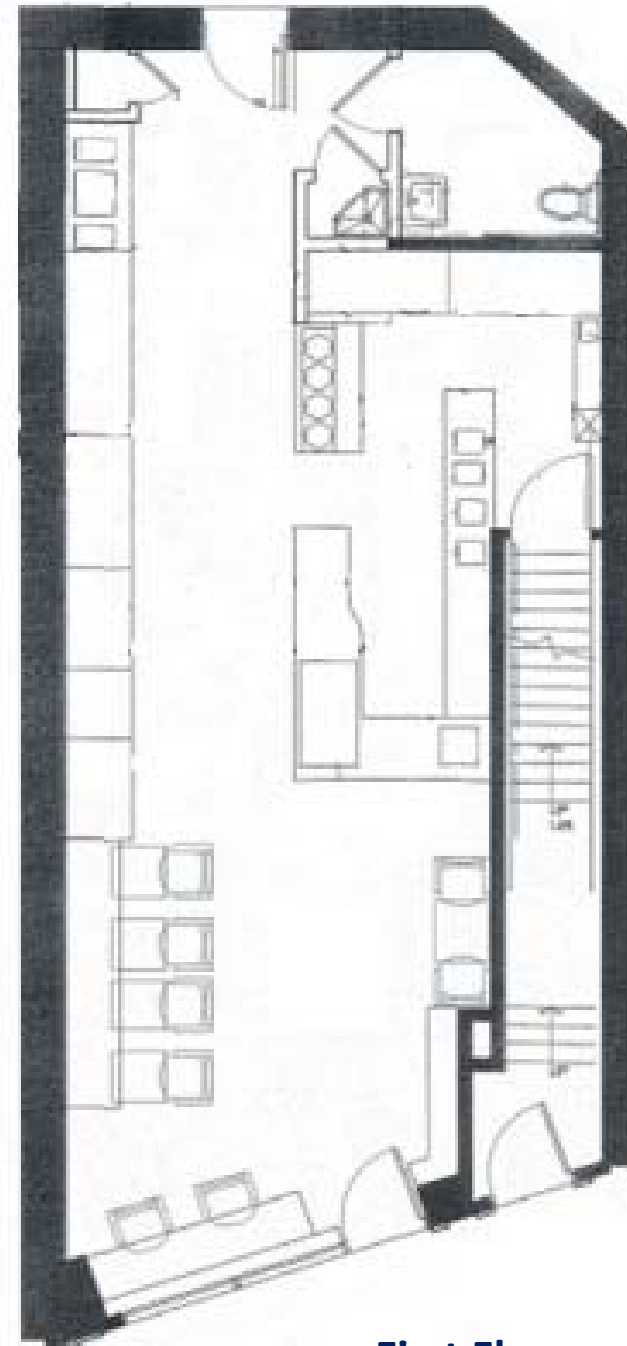
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GREENWICH
COMMERCIAL PROPERTY



Lower Level



First Floor

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SELECTED ANNUAL EXPENSES

Automobile	\$18,554
Credit card fees	\$70,763
Insurance	\$8,966
Legal & Professional	\$3,500
Organization Exp	\$2,874
Sale & Promotion Exp	\$27,300
Supplies	\$5,584
Telephone	\$1,447
Utilities	\$21,573

FURNITURE FIXTURES & EQUIPMENT

BASEMENT

Cameras & DVR Kitchen 4
First Aid Kit Kitchen
Freezer Walk-in 6x6
Garbage Cans
Ice Machine kitchen
Meat Slicer kitchen
Refrigerated Mega Top
Microwave kitchen
Pot Rack kitchen (2)
Refrigerated Sandwich Prep with Drawers
Refrigerator Walk-in 8'x8'
Rolling Rack 2/3 Height
Rolling Rack Full Sized
Sink 3-Basin with Drain Boards
Sink Prep
Misc. Smallwares
Stainless Shelf- 1 08"
Stainless Shelf- 72"
Stainless Shelf - 96"
Stainless Table - 48"
Stainless Table – 60"
Stainless Table - 96"
Toast Kitchen Terminals & Printers
Undercounter Dishwasher
Metro Shelves - Back Storage
Misc. Miscellaneous Mops/Brooms
Mop Sink Down Storage Room
Trapzilla Grease Trap Storage
Commercial Induction Cooker (2)
Rice Cookers (2)
Rice Warmers (3)
Soup Warmers (3)
Hot Water Boiler
Commercial Dehumidifier
Garbage Bin
Recycle Bin

FIRST FLOOR

Black Sitting Bench (2)
Cameras (4)
Drop In Refrigerator Display
Flat Screen TV's (3)
Grab and Go Case (2)
Iced Tea Setup
Mop Sink Up
Music Speakers Sono
Shelving Wooden Cabinetry for online pickups
Floating Shelves Retail
Misc. Cabinetry and Storage
Light Fixtures over POS Waterfall Bar (6)
Stools Bar (5)
Tables (5)
Chairs (6)
Undercounter Bar Refrigerator 1 Retail
Undercounter Bar Refrigerator 2 Retail
Undercounter Refr with Flat Top - TWT - 60-HC
Waterfall Marble Coffee Bar front Window
Fire Extinguisher
Trash Bin (2)
Boba Warmer
Electric Syrup Dispenser
Cake Stands (5)
Register Counter w/ shelves
Cash Registers (2)
Cabinet Counter w/ 3 doors
Paper Dispensers (2)
Cup Dispensers (2)
Paper Towel Dispensers (2)
Trash Bin in Restroom
Paper Towel Dispenser in Restroom

FIRST FLOOR

Small Hand Sink
Trash Bin under Hank Sink
Soap Dispenser
Folding Step Stool
Milk Pitchers (3)
Phone
Light Wood Floating Wall Shelving (5)
Toast POS Retail Terminals & Printers
Shaker Cups (15+)
Hot Tea Dispensers (3)
Hot Water Boiler
Electric Boba Tea Shaker (2)
Electric Lid Sealer
Epson Printer
Stand-up Self Order Machine
Fans (2)
Rice Warmer (2)

The logo for POKE BOBA features the words "POKE BOBA" in a bold, dark blue, sans-serif font. The text is positioned to the left of a large, thin, dark blue circle. The circle is partially open on the left side, with the gap aligning with the letter "O" in "BOBA".

POKE BOBA

LEASE SUMMARY

Location: 360 Greenwich Avenue,
Greenwich, CT

Use: Restaurant

Premises: First Floor 950 SF
Lower Level 850 SF
Total 1,800 SF

Initial Term: Ten (10) years, and five
(5) months

Extension Options: Two (2) five-year
options at FMV

Lease Commencement: September 20,2019

Lease Expiration: February 20, 2030

Current Base Rent: \$ 9,957

Operating Expenses: \$ 964

Tenant's Prorata Share: Fifty (50%) percent

HVAC: Tenant is responsible
for repair and
replacement

Utilities: Tenant is responsible to
procurement and
payment of all utilities
used within the
Premises

Lease Assignment: With Landlord's
approval

Security Deposit: \$26,400

Guaranty: Good-guy plus 6
months

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